



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

June 17, 1981

Mr. William Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

These are supplemental comments on Item #166, Zoning Advisory Committee Meeting of February 20, 1979, as follows:

Property Owner: Michael W. Lasky
Location: W/S Bedford Avenue, 266¹ N Church Lane
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for office (IDCA 78-67-X)
Acres: 1.00
District: 3rd

It is our understanding the right of way could not be obtained for connection to the nearest sanitary sewer due to the location of apartment building to the rear of this property. Sewerage in Church Lane is not readily available to this site due to grades and distance. The existing septic system appears to be functioning properly, and therefore may be used as an interim system for sewage disposal. Connection to the metropolitan sewer is mandatory if and when it becomes available.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

80-4X

pikesville, md. 21208

23-25 walker ave.

the professionals

81-1504

June 29, 1981

Mr. William Hammond
Zoning Commission
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Proposed Office (C-756-81)
Re: Bedford Avenue 80-4X
Special Exception
for offices

Dear Mr. Hammond:

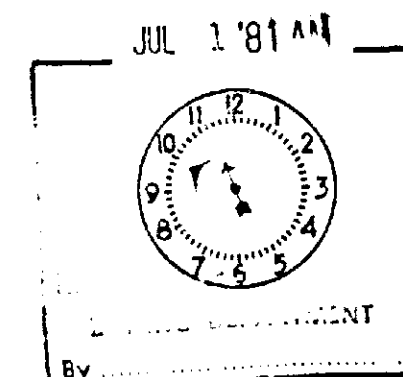
It is our understanding that we are unable to connect to sanitary sewerage at this time. We agree with letter from Baltimore County Health Department of June 17, 1981, that when sanitary sewerage is available we will connect.

In the meantime, we will make use of and maintain our existing septic system.

Thank you for your cooperation.

Very truly yours,
Mike Lasky
Mike Lasky

ML/lis
cc: Element Design Group
216 Washington Avenue
Towson, Maryland 21204



PETITION FOR SPECIAL EXCEPTION
3rd District
ZONING: Petition for Special Exception for office building and offices.
LOCATION: West side of Bedford Avenue, 200 feet North of Church Lane.
DATE & TIME: Monday, July 9, 1979 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Exception for office building and offices.
All that parcel of land in the Third District of Baltimore County, beginning at the westernmost side of Bedford Avenue, 40 feet wide, as shown on the plat of the Land of D.W. Dwyer recorded among the Land Records of Baltimore County in Plat Book J.W.S. No. 2, Part 1, folio 34, and thence, bearing and Bedford Avenue, 200 feet North of Church Lane, 200 feet wide, as shown on said plat, South 74° West 202.5 feet to the end of said line, thence bearing and along the southernmost line of lot 38 as shown on said plat, North 18° West 166 feet to the northernmost line of said lot 41, thence bearing and along the northernmost line of said lot 41, North 14° East 262.5 feet to the west side of said Bedford Avenue, thence bearing and along the west side of said Bedford Avenue, South 18° East 166 feet to the place of beginning.
Containing One Acre of Land, or less.
Being the property of Michael W. Lasky, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, July 9, 1979 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Comm. June 21 (907)



TOWSON, MD. 21204 June 21 1979

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR SPECIAL EXCEPTION - Michael W. Lasky
was inserted in the following:

- ☐ Catonsville Times ☐ Arbutus Times
☐ Essex Times ☒ Community Times
☐ Towson Times

weekly newspapers published in Baltimore County, Maryland,
once a week for one success weeks before the
22nd day of June 1979, that is to say, the same
was inserted in the issues of June 21, 1979

STROMBERG PUBLICATIONS, INC.

By Esther Burger

PETITION FOR SPECIAL EXCEPTION
3rd District

ZONING: Petition for Special Exception for office building and offices.
LOCATION: West side of Bedford Avenue, 200 feet North of Church Lane.
DATE & TIME: Monday, July 9, 1979 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Exception for office building and offices.
All that parcel of land in the Third District of Baltimore County, beginning at the westernmost side of Bedford Avenue, 40 feet wide, as shown on the plat of the Land of D.W. Dwyer recorded among the Land Records of Baltimore County in Plat Book J.W.S. No. 2, Part 1, folio 34, and thence, bearing and Bedford Avenue, 200 feet North of Church Lane, 200 feet wide, as shown on said plat, South 74° West 202.5 feet to the end of said line, thence bearing and along the southernmost line of lot 38 as shown on said plat, North 18° West 166 feet to the northernmost line of said lot 41, thence bearing and along the northernmost line of said lot 41, North 14° East 262.5 feet to the west side of said Bedford Avenue, thence bearing and along the west side of said Bedford Avenue, South 18° East 166 feet to the place of beginning.
Containing one acre of land, more or less.
Being the property of Michael W. Lasky, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, July 9, 1979 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order Of
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County
June 21

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 21, 1979.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once a week

for one time success weeks before the 22nd day of
July, 1979, the day of publication

appearing on the 21st day of June 1979.

THE JEFFERSONIAN.

S. Frank Strick
Manager.

Cost of Advertisement, \$

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

cc: Development Design Group, Ltd.
216 Washington Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

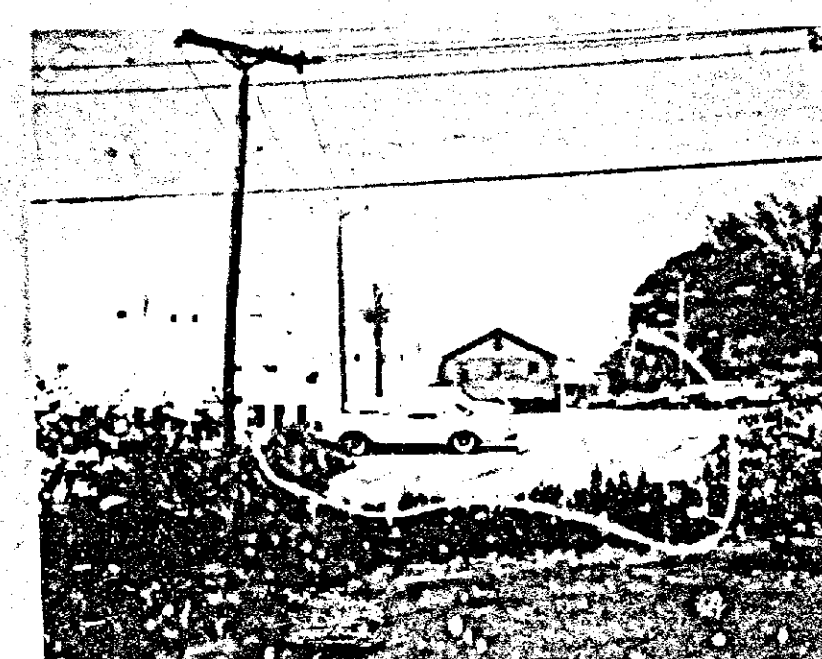
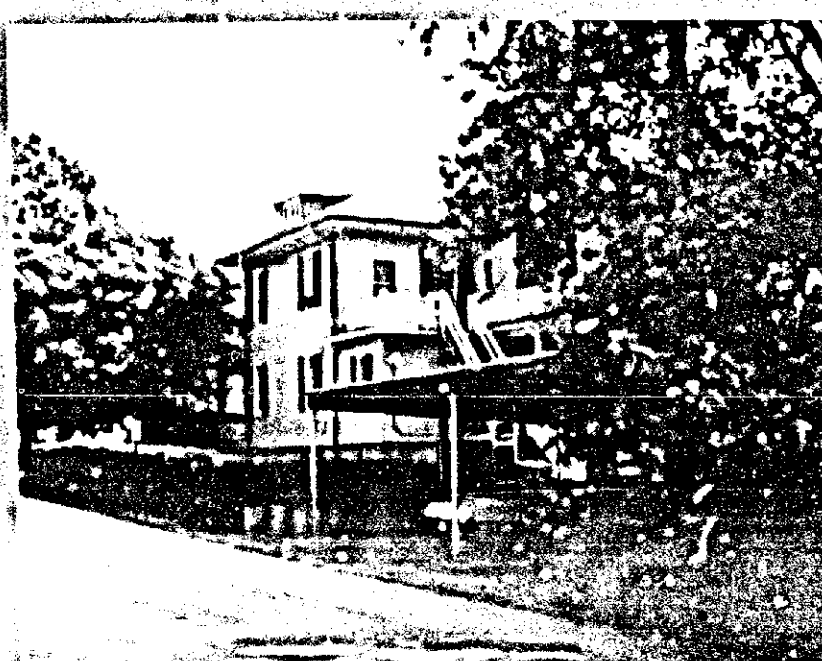
Your Petition has been received and accepted for filing
this 11th day of May 1979.

S. Eric Di Nenna

S. ERIC DI NENNA
Zoning Commissioner

Petitioner Michael W. Lasky
Petitioner's Attorney Nolan, Esq.

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting JUNE 21, 1979

Posted for: PETITION FOR SPECIAL EXCEPTION

Petitioner: MICHAEL W. LASKY

Location of property: W/S BEDFORD AVE. 266' N. OF CHURCH LANE

Location of Signs: FRONT 1310 BEDFORD AVE.

Remarks: William E. Hammond

Posted by William E. Hammond Date of return JUNE 29, 1979

1-SIGW

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 30 day of
JAN 1979. Filing Fee \$ 50. Received ✓ Check
Cash
Other

S. Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner LASKY

Submitted by N. Williams

Petitioner's Attorney N. Williams Reviewed by W. E. Hammond

* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>W. E. Hammond</u>										
Previous case: <u>—</u>										
Revised Plans: Change in outline or description <u>—</u> Yes <u>—</u> No										
Map # <u>—</u>										

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78772

DATE July 9, 1979 ACCOUNT 01-662

AMOUNT \$49.52

RECEIVED FROM Nolan, Plumhoff & Williams

FOR Posting and Advertising for Case #80-4-X

49521 10 495210

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78719

DATE June 14, 1979 ACCOUNT 01-662

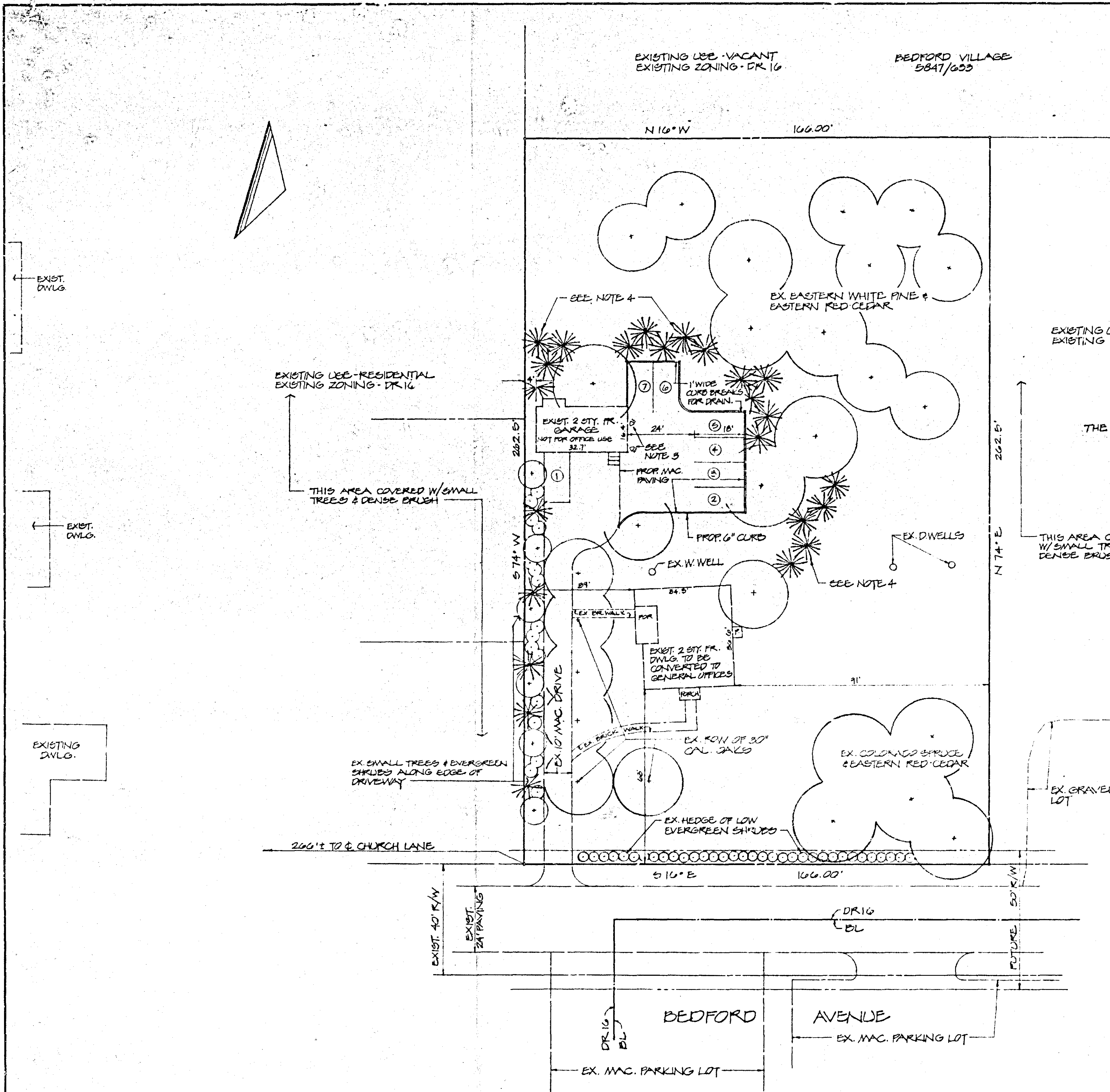
AMOUNT \$50.00

RECEIVED FROM James E. Nolan, Esquire

FOR Filing Fee for Case No. 80-4-X

401150 10 500000

VALIDATION OR SIGNATURE OF CASHIER

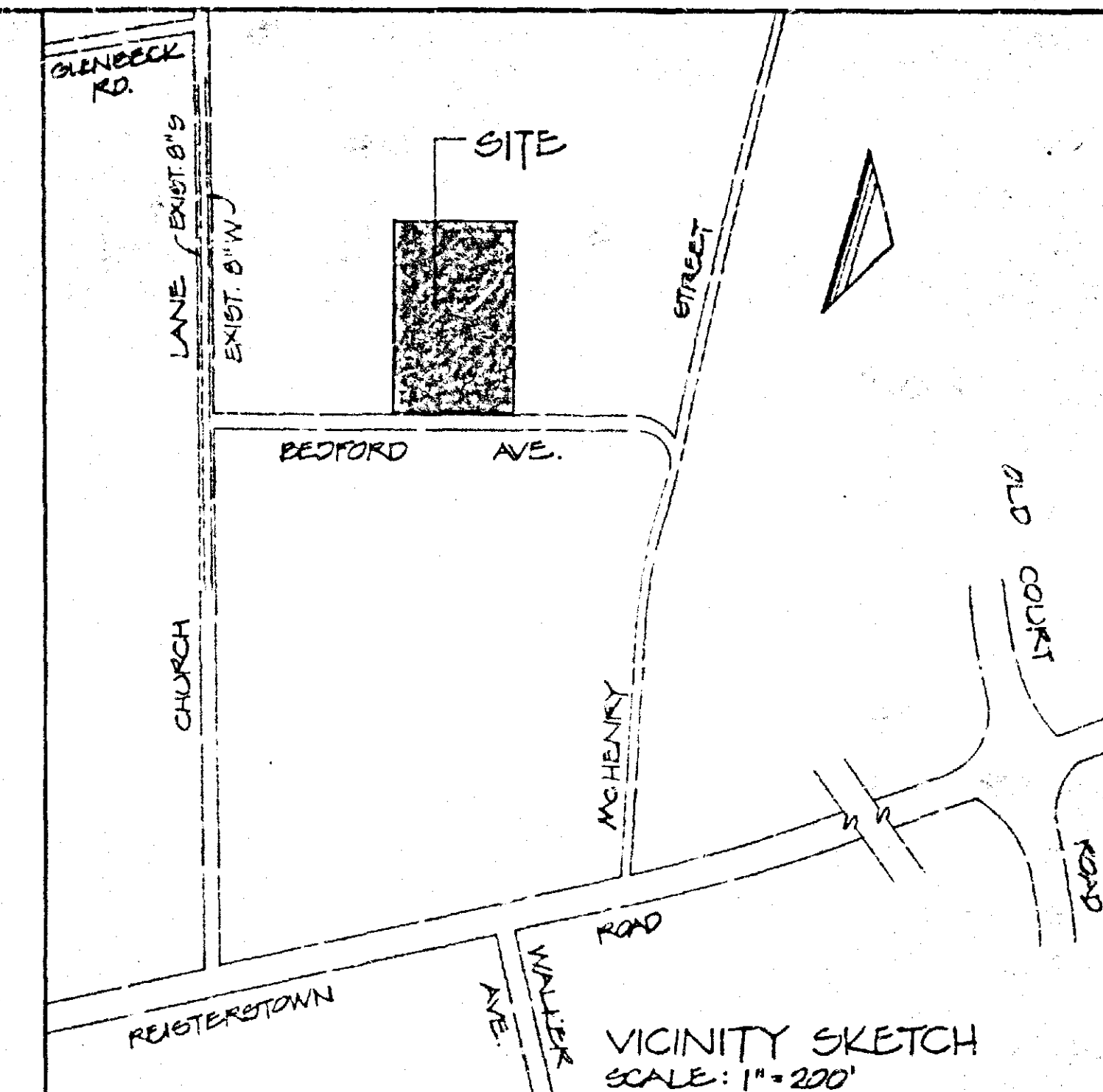


DENSITY CALCULATIONS:

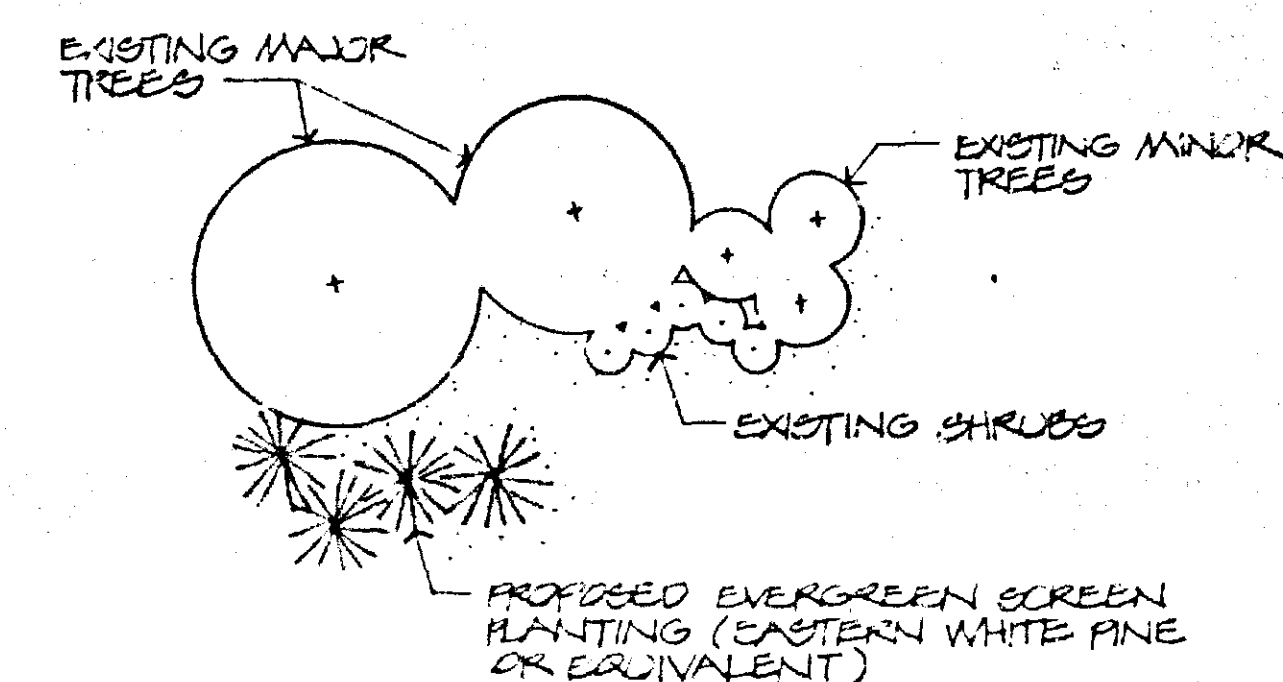
GROSS AREA	1.00 AC.±
EXISTING ZONING	DR 16
EXISTING USE	RESIDENTIAL
PROPOSED USE	GENERAL OFFICES
AREA OF BLDG.:	
1st FLOOR	1262.7 #
2nd FLOOR	1262.7 #
TOTAL AREA	2525.4
PARKING REQ'D	
1st FLOOR	4.2 SPACES
(1262.7 # @ 1/300 #)	
2nd FLOOR	2.5
(1262.7 # @ 1/500 #)	
TOTAL REQ'D	7
TOTAL PROPOSED	7

GENERAL NOTES:

- 1) ALL PARKING SPACES ARE 9' x 18'.
- 2) PARKING LOT & DRIVEWAY WILL BE MACADAM PAVED W/ 6" CURB.
- 3) LIGHT FIXTURES WILL BE MOUNTED ON THE EXISTING BLDG. AND WILL BE DIRECTED AWAY FROM EXISTING ADJACENT DWLGs.
- 4) PROPOSED EVERGREEN PLANTING TO SUPPLEMENT EXISTING PLANTING TO PROVIDE COMPACT SCREEN PLANTING OF 4' HIGH MINIMUM.
- 5) HOUSE HAS PRIVATE WATER & SEWER. NO PUBLIC WATER & SEWER IN BEDFORD AVE.

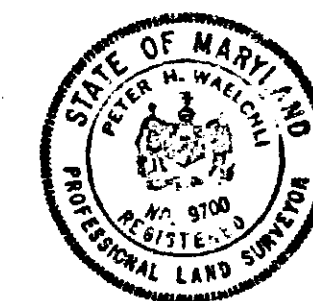
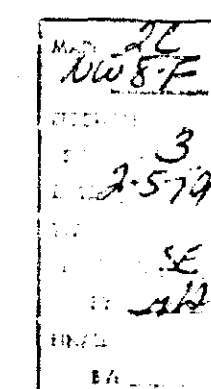


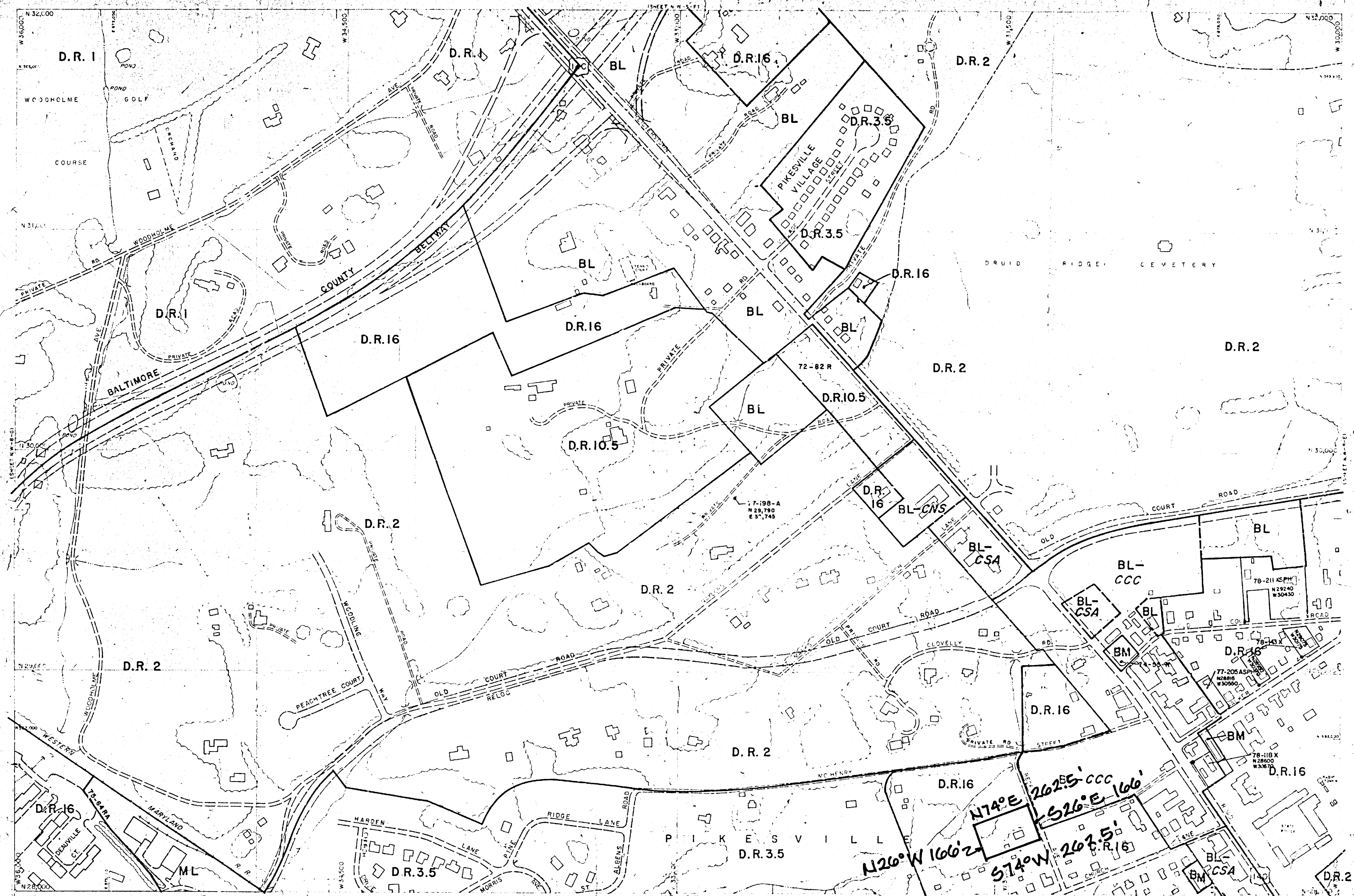
PLANTING LEGEND



IDCA No 78-67
1310 BEDFORD AVE.
PLAT TO ACCOMPANY APPLICATION FOR
A SPECIAL EXCEPTION FOR GENERAL
OFFICES IN A DR 16 ZONE
3rd ELEC. DISTRICT
SCALE: 1" = 20'

BALTIMORE CO., MD.
DATE: 26 JAN 79



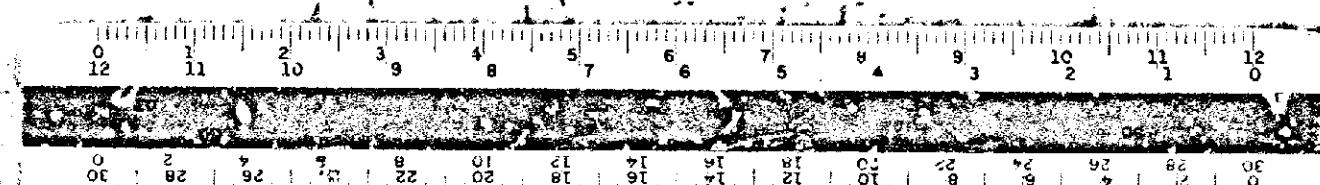


P-SE
P-NE

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

CHAIRMAN COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS	BY	DATE	SCALE	LOCATION	SHEET
Planimetric	Maps, Inc.	4-11-70	1" = 200'	PIKESVILLE	N. W. 8-F
DATE OF PHOTOGRAPHY APRIL, 1953			Compiled by Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA.		

310 BEDFORD AVE.
PLAT TO ACCOMPANY APPLICATION FOR
I.D.C.A. "SPECIAL EXCEPTION"
FOR GENERAL OFFICES IN A DR16 ZONE
3rd ELEC. DISTRICT BALTIMORE CO, MD.
SCALE: 1"=100' DATE: 10/3/78

OWNER/APPLICANT
MICHAEL W. LASKY
2325 WALKER AVE.
PIKESVILLE, MD. 21208

SURVEYOR
DEVELOPMENT DESIGN GROUP, LTD.
210 WASHINGTON AVE.
TOWSON, MD. 21204 - 828-9727

DENSITY CALCULATIONS:
AREA OF TRACT 1.08 AC.±
AREA OF PROP BLDG. 1293 sq ft
PARKING REQ'D
1st FLOOR (1293 sq ft / 300 sq ft) 4.3 SPACES
2nd FLOOR (1293 sq ft / 300 sq ft) 2.6
TOTAL 7

NEAREST ART. INTERSECTION -
OLD COURT RD & REISTERSTOWN RD

PROPS 2
N74°E 262.5'
S26°E 166'
N26°W 166'
S74°W 262.5'
250' ± TO CHURCH LA.
EX 8' S
EX 8' W

8-1264
20

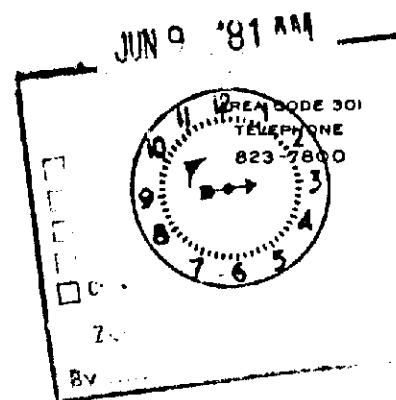
J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
THOMAS J. RENNER
KENNETH H. MASTERS
STEPHEN J. NOLAN
WILLIAM P. ENGLEHART, JR.
JEAN M. SADOWSKY

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

June 8, 1981

*Answer not required
Permit released per Dong
(m)*



The Hon. William E. Hammond, Esquire
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Special Exception for Offices for
1310 Bedford Avenue, Mr. Michael W.
Lasky, Case No. 80-4-X.

Dear Commissioner Hammond:

As you may recall, and as your files will reveal, on July 24, 1979, you granted a special exception for offices for the above entitled property, subject to certain conditions, as is your usual practice.

This project, although properly pursued in the interim by Mr. Lasky and his engineer Mr. Williams, has been delayed in certain respects, primarily due to problems with public sewer in the area.

Baltimore County has agreed to allow the properly functioning septic system to be continued to be used, particularly in view of the fact that office usage will yield less sewer flows than the former residential usage alone.

As a part of the project, it is necessary for Mr. Lasky to extend public water to the property, and Baltimore County is presently reviewing a water plan, but it will not be possible to physically bring water to the property before July 24, 1981, two years from the date of your Order.

Mr. Lasky presently has pending an application for an alteration permit to bring the building into conformity with the various comments mentioned in your Order, including but not only those from the Fire Department and the Department of Permits and Licenses.

Page two - Commissioner Hammond - June 8, 1981

We understand that Mr. Dick Williams has met with Mr. Dyer of your Staff and we have been assured that substantial construction within the two-year period will further secure this special exception, which would otherwise be imperilled since the property remains D.R. 16 and without a change a new special exception could no longer be obtained. Accordingly, we would very much appreciate the release of the alteration permit to allow further substantial construction to occur well prior to July 24, since it will not be physically possible to complete the water project prior to that date.

Thanking you as well as Mr. Bonner and others in the Health Department for your anticipated cooperation with regard to this request, I am

Respectfully,

Newton A. Williams
Newton A. Williams

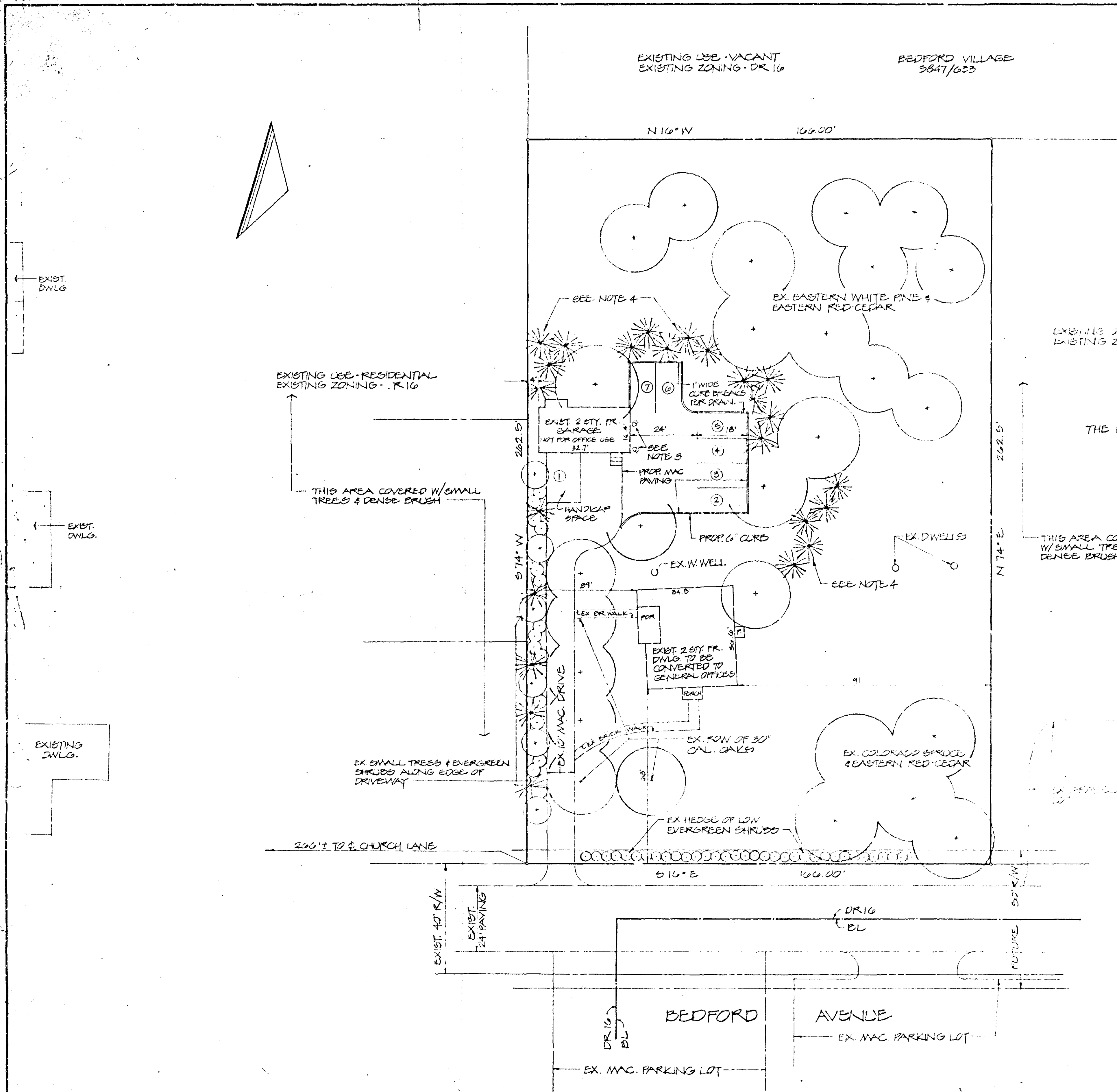
NAW/h1

cc: James E. Dyer, Zoning Supervisor
Office of Planning & Zoning

Nicholas Commodari, Chairman
Zoning Advisory Committee

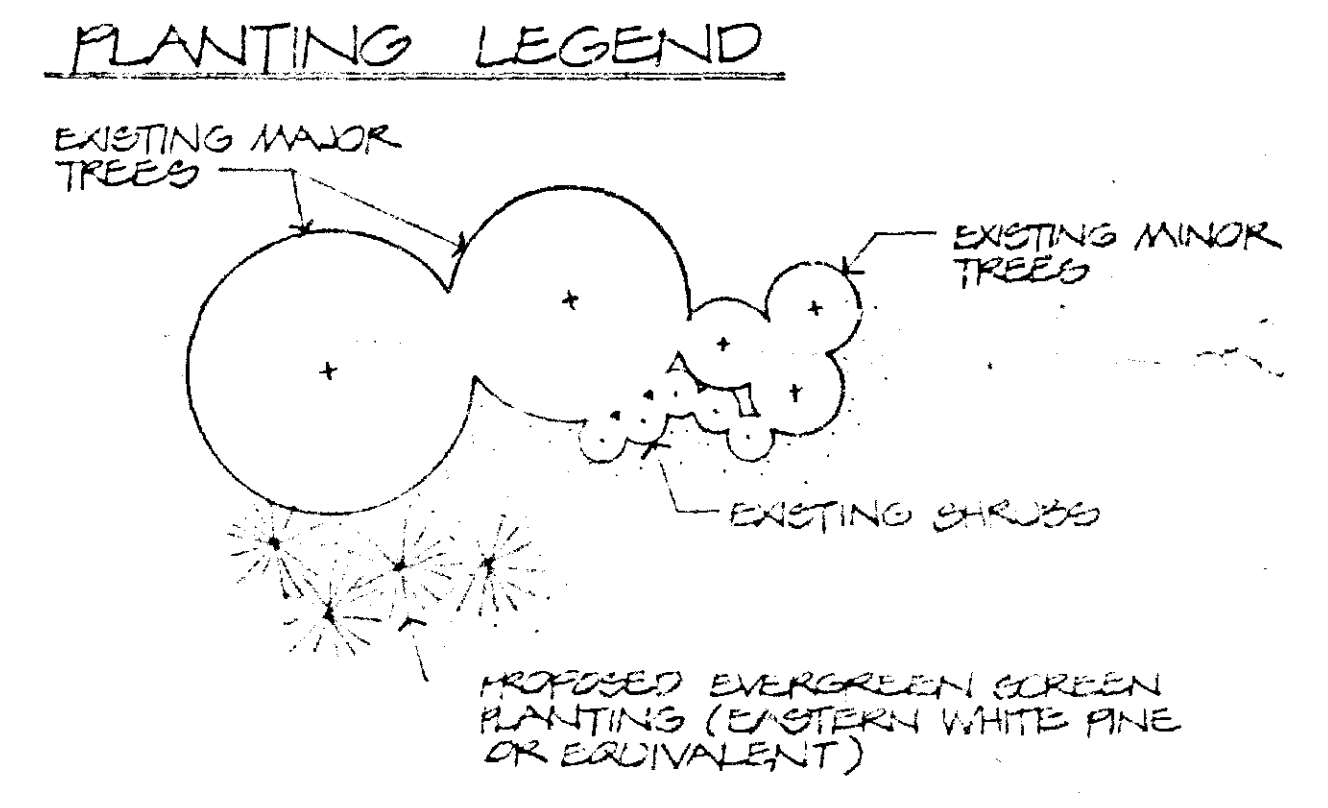
Michael W. Lasky, President
Baltimore Bulletin, Inc.

Mr. John Bonner
Baltimore County Health Department
Courts Building, 4th Floor
Towson, Md. 21204



DENSITY CALCULATIONS:

GROSS AREA	1.00 AC ±
EXISTING ZONING	DR 16
EXISTING USE	RESIDENTIAL
PROPOSED USE	GENERAL OFFICES
AREA OF BLDG.:	
1st FLOOR	1262.7 ±
2nd FLOOR	1262.7 ±
TOTAL AREA	2525.4
PARKING REQ'D	
1st FLOOR	4.2 SPACES
(1262.7 ±) (0.1/300 ±)	
2nd FLOOR	2.5
(1262.7 ±) (0.1/300 ±)	
TOTAL REQ'D	7
TOTAL PROPOSED	7



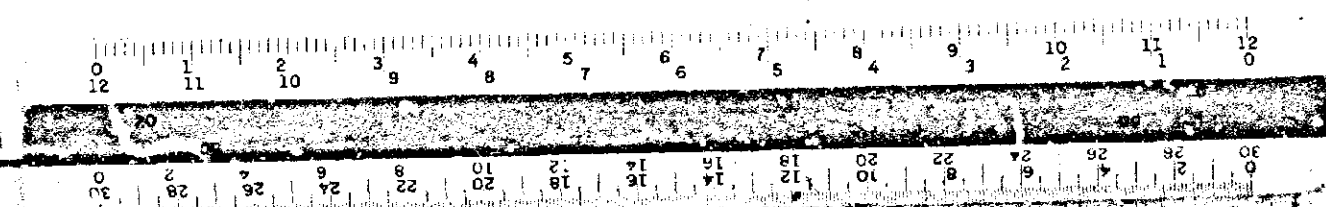
- GENERAL NOTES:**
- 1) ALL PARKING SPACES ARE 4' X 10'
 - 2) PARKING LOT & DRIVEWAY WILL BE MACADAM PAVED W/ 6" CURB
 - 3) LIGHT FIXTURES WILL BE MOUNTED ON THE EXISTING BLOSS. AND WILL BE DIRECTED AWAY FROM EXISTING ADJACENT DWLG.
 - 4) PROPOSED EVERGREEN PLANTING TO SUPPLEMENT EXISTING PLANTING TO PROVIDE COMPACT SCREEN PLANTING OF 4' HIGH MINIMUM.
 - 5) HOUSE HAS PRIVATE WATER & SEWER. NO PUBLIC WATER & SEWER IN BEDFORD AVE.

IDCA # 78-07
1310 BEDFORD AVE.
PLAT TO ACCOMPANY APPLICATION FOR A SPECIAL EXCEPTION FOR GENERAL OFFICES IN A DR 16 ZONE (80-4X)
3rd ELEC DISTRICT
SCALE: 1" = 20'

BALTIMORE CO. MD.
DATE: 20 JAN 79
JUNE 2, 1981

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 7/1/81
DATE: 7/1/81
DATE: 7/1/81

80-4X
C-756-81



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MICHAEL W. LASKY, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an Not applicable zone to an Not applicable zone; for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for an office building and office buildings in a D.R. 16 zone.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Michael Warren Lasky
Address 23-25 Walker Avenue
Pikesville, Md. 21208
Protestant's Attorney
James D. Nolan
204 W. Pennsylvania Avenue
Towson, Maryland 21204
Address 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of June 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of July 1979, at 10:30 o'clock A.M.

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, MICHAEL W. LASKY, legal owner of the property situated in Baltimore County, the property outline of which is drawn to scale, complete with bearings and distances on 200 FT SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION IN A D.R. 16 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR a two-story office building by converting the existing house.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 1.293 DEED REF. 5839/940
GRADING 15 % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE
GROUND FLOOR 35'6" x 36'5" AREA 1293 square feet
NUMBER OF FLOORS two TOTAL HEIGHT 20'
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.03

BUILDING USE
GROUND FLOOR Offices OTHER FLOORS Offices
REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 4.3 OTHER FLOORS 2.6 TOTAL 6.9

PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES - 2520 square feet
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES
WATER: ☐ PUBLIC ☒ PRIVATE, TYPE OF SYSTEM Well presently used, but public water service available & proposed for connection as a part of office conversion.

SEWER: ☐ PUBLIC ☒ PRIVATE, TYPE OF SYSTEM Septic system presently used, but public sewer service available & proposed for connection as a part of office conversion.

UTILITIES SECURITY APPROVAL Not Applicable
I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT, LESSEE OR CONTRACT PURCHASER
Michael Warren Lasky
Address 23-25 Walker Avenue
Pikesville, Md. 21208

THE PLANNING BOARD HAS DETERMINED ON 12-21-78 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT COMPLY WITH THE REQUIREMENTS OF SUBSECTION 22-45.1(f) OF THE BALTIMORE COUNTY CODE, 1968.

Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Md. 21204
823-7800

IDCA FORM NO. 2 REVISED 8-12-77
CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S of Bedford Ave., 266' : OF BALTIMORE COUNTY
N of Church Lane, 3rd District :
MICHAEL W. LASKY, Petitioner : Case No. 80-4-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hessian, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of June, 1979, a copy of the foregoing

Order was mailed to James D. Nolan, Esquire, Nolan, Plumhoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hessian, III
John W. Hessian, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Acting Director
FROM: Office of Planning and Zoning
Date: July 3, 1979
SUBJECT: Petition #80-4X, Item 166

Petition for Special Exception for office building and offices
West side of Bedford Avenue, 266 feet North of Church Lane
Petitioner - Michael W. Lasky

3rd District

HEARING: Monday, July 9, 1979 (10:30 A.M.)

Office use would be appropriate here. If granted, it is requested that the special exception be limited to the existing structure and that a detailed landscaping plan be required of the petitioner, approved by the Division of Current Planning and Development. It should also be noted that this property is located within the boundaries of the Pikesville Revitalization Project.

Norman E. Gerber
Norman E. Gerber, Acting Director
Office of Planning and Zoning

NEG:JGH:rw

WILLIAM E. HAMMOND
ZONING COMMISSIONER
TOWSON, MARYLAND 21204
494-2353

July 24, 1979

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
W/S of Bedford Avenue, 266' N of
Church Lane - 3rd Election Dis-
trict
Michael W. Lasky - Petitioner
NO. 80-4-X (Item No. 166)

Dear Mr. Nolan:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/stl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

October 9, 1978

Zoning Commissioner S. Eric DiNenna
County Office Building
Towson, Maryland 21204
and
Mr. Joseph A. Warfield
Department of Public Works
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: Refiling of IDCA Petition for Special
Exception for Offices for the Lasky
Property, 1310 Bedford Avenue.

Dear Commissioner DiNenna and Mr. Warfield:

As the Baltimore County IDCA records will reveal, this matter was formerly considered as IDCA No. 78-21-X and received passing marks in every respect except for traffic.

Please find enclosed a letter from Assistant Traffic Engineer C. Richard Moore showing a level of service "D" on a restudy of the intersection of Old Court Road and Reisterstown Road on September 11, 1978.

As you will also recall, this matter required a utilities security agreement and an irrevocable letter of credit. Your records will again show that a Utilities Security Agreement dated May 17, 1978 was entered into between Baltimore County and Mr. Lasky, and as a part of that Agreement, First National Bank of Maryland Irrevocable Letter of Credit No. 7785072 was issued. Our client informs us and your files will reflect that this Utilities Security Agreement and Irrevocable Letter of Credit remain in effect.

Accordingly, we are refiling herewith a complete IDCA Petition with all required zoning maps, aerial photographs and topographical maps attached. The processing of this refilled IDCA Petition in the light of the intersection and the continued Utilities Security Agreement and Irrevocable Letter of Credit will be appreciated, both by this office and our

Page two - October 9, 1978

client Mr. Lasky. Of course, both this office and Mr. Lasky's engineer Mr. Richard Williams of the Development Design Group at 828-0727 will be glad to respond in this matter regarding any point.

Sincerely yours,
James D. Nolan

JDN/hl
Enclosures
cc: Mr. Ray R. Potter, Jr.
Planning Office
County Building
Towson, Maryland 21204

Mr. Michael W. Lasky
23-25 Walker Avenue
Pikesville, Maryland 21208

Mr. Richard Williams
Development Design Group
303 W. Pennsylvania Avenue
Towson, Md. 21204

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHENE COLLINS
DIRECTOR

September 20, 1978

Mr. James D. Nolan
Nolan, Plumhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

Dear Mr. Nolan:

In response to your letter dated August 29, 1978, I am sending you the following information.
The intersection of Old Court Road and Reisterstown Road was restudied on Monday, September 11, 1978 and it was found to have a level of service "D". This improvement was due to signal timing changes and the replacement of some defective electronic equipment.

Information will be sent to you later concerning the intersection of Ingleside Avenue and Security Boulevard, as soon as our study is completed.

If we can be of further assistance, please do not hesitate to contact our office.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CRW/SEM/tms

ORDER RECEIVED FOR FILING

DATE 7/24/79 BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations, having been met, the Special Exception for an office building and offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1979, that the herein Petition for Special Exception for an office building and offices should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. That the existing garage not be used as part of the office use.
2. Compliance with the comments submitted by the Department of Health, dated March 29, 1979, the Department of Public Works, dated March 19, 1979, the Department of Permits and Licenses, dated February 23, 1979, and the Office of Planning and Zoning, dated March 16, 1979.
3. A revised site plan be submitted in accordance with the above restriction and approved by the aforementioned Departments, including landscaping approval by the Current Planning and Development Division.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1979, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Development Design Group, Ltd.

216 Washington Avenue
Towson, Maryland 21204

Richard B. Williams, President
John M. Cosarquis, P.L.S.

(301) 828-0727

January 23, 1979

1310 BEDFORD AVENUE

DESCRIPTION TO ACCOMPANY APPLICATION FOR A SPECIAL EXCEPTION
FOR GENERAL OFFICES IN A D.R. 16 ZONE

Beginning for the same at a point on the westernmost side of Bedford Avenue, 40 feet wide, at a distance of 266 feet measured northerly along the westernmost side of said Bedford Avenue from Church Avenue, 33 feet wide, as shown on the plat of The Lands of D.W. Dwyer recorded among the Land Records of Baltimore County in Plat Book J.W.S. No.2, Part 1, folio 94; and thence, leaving said Bedford Avenue and binding along the southernmost line of lot 38 as shown on said plat, South 74° West 262.5 feet to the end of said line; thence binding on the rear lines of Lots 38 through 41 as shown on said plat, North 16° West 166 feet to the northernmost line of said lot 41; thence binding on said northernmost line, North 74° East 262.5 feet to the west side of said Bedford Avenue; thence binding on the west side of said Bedford Avenue, South 16° East 166 feet to the place of beginning.

Containing One Acre of Land, more or less.



LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

JAMES D. NOLAN
J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HESBORN, JR.
THOMAS J. PENNER
KENNETH H. MASTERS
STEPHEN J. NOLAN

October 13, 1978

Mr. Nick Commadari
Chairman, Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Refiling of IDCA Petition for
Special Exception for Offices
for the Lasky Property, 1310
Bedford Avenue

Dear Nick:

On Tuesday, October 10, 1978, I returned the IDCA Petition with all the required zoning maps, aerial photographs and topographical maps attached, to our engineer Dick Williams so that corrections could be made on the maps to include the property outline with bearings and distances, the road name that the property fronts on, the distance and name of the nearest intersecting street and/or arterial intersection, and the water and sewer lines. Mr. Williams stated at this time that he would file the IDCA Petition with all the required materials after the corrections had been made.

I spoke with Dick Williams this morning and he informed me that they have filed the IDCA Petition.

On October 9, 1978, I delivered the explanatory letter to you regarding this refiling and another is attached for your convenience.

If you have any questions, please do not hesitate to contact Dick or me.

Sincerely,

Michele L. Bognanni
Michele L. Bognanni
Legal Assistant

MLB:mgf
Encls.
CC: Mr. Dick Williams

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commadari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 166
Petitioner - Michael W. Lasky
Special Exception Petition

Dear Mr. Nolan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the west side of Bedford Avenue approximately 266 feet north of Church Lane in the 3rd Election District, the subject property is presently improved with a two-story dwelling and unattached garage in the rear. Adjacent properties consist of vacant land to the north and west, while individual dwellings and commercial parking lots exist to the south and east, respectively.

Because of your client's proposal to convert the existing dwelling to offices, this Special Exception is required. In order to clarify the comments from the Department of Permits and Licenses, it is my understanding that the garage will not be utilized for office use, as indicated on the submitted site plan.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted.

James D. Nolan, Esquire
Page 2
June 19, 1979

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

[Signature]
NICHOLAS B. COMMADARI
Chief
Zoning Plans Advisory Committee

NBC:mr

Enclosures

cc: Development Design Group, Ltd.
216 Washington Avenue
Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

March 19, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #166 (1978-1979)
Property Owner: Michael W. Lasky
W/S Bedford Ave, 266' N. Church La.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices (IDCA 78-67X)
Acres: 1.00 District: 3rd

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for Projects IDCA 78-21X and IDCA 78-67X.

Highways:

Bedford Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application, or further development of this property.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of this property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item #166 (1978-1979)
Property Owner: Michael W. Lasky
Page 2
March 19, 1979

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water:

There is a public 8-inch water main in Church Lane (Drawing #25-0939, File 3), approximately 250 feet from the site. This property is utilizing a private onsite well.

There are no fire hydrants along Bedford Avenue.

Sanitary Sewer:

This property is utilizing private onsite sewage disposal.

There is public 8-inch sanitary sewerage in Church Lane, approximately 200 feet from this site. As stated in connection with IDCA Project 78-21X, a public gravity sanitary sewer extension, approximately 2,000 feet in length from the vicinity of Church Hill Drive, could serve this and other properties in the drainage area.

Offsite public utility easements would be required to construct this public gravity outfall sewer.

In connection with IDCA Project 78-67X, the Petitioner indicated a sanitary sewer extension, approximately 400 feet in length, from the sanitary sewer in Church Lane (Drawings #26-0754 and #26-0606, File 1) to serve only this property. Such an extension would necessarily be a private service connection, whether by gravity or pumping, and would require private offsite rights-of-way.

The sewerage of this property, tributary to the Gwynns Falls Sewerage System, is subject to State Health Department requirements.

Very truly yours,

[Signature]
ELSMORSE N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: S. Bellestri
R. Morton
J. Somers
W. Munchel

P-SE Key Sheet
NW 8 P Topo
29 NW 21 & 22 Pos. Sheets
78 Tax Map

March 16, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #166, Zoning Advisory Committee Meeting, February 20, 1979, are as follows:

Property Owner: Michael W. Lasky
Location: W/S Bedford Ave 266' N. Church Lane
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-67-X)
Acres: 1.00
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This office requests that the Special Exception be limited to the existing building.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

February 27, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Michael W. Lasky

Location: W/S Bedford Ave. 266' N Church La.

Item No. 166 Zoning Agenda Meeting of 2/20/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1975 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *John L. Wimbley* 2/27/79 Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 16, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: February 20, 1979

RE: Item No:
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

Items 166, 167, 168 and 169 have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/bp

JOSEPH H. MCCOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOYDARIS

THOMAS H. BOYER
MRS. LORRAINE F. THIRGUS
ROGER B. HAYDEN
ROBERT T. DUBEL, SUPERINTENDENT

ALVIN LOROCK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

March 29, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #166, Zoning Advisory Committee Meeting of February 20, 1979, are as follows:

Property Owner: Michael W. Lasky
Location: W/S Bedford Avenue 266' N Church Lane
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for office (IDCA 78-67-X)
Acres: 1.00
District: 3rd

The existing dwelling that is to be converted into general offices is presently served by a private water well and sewage disposal system. The water well, as existing, does not meet the minimum requirements as set forth by the Baltimore County Department of Health and the State of Maryland, Department of Mental Health and Hygiene. The sewage disposal system consists of one septic tank and seepage pit and although not overflowing at this time, the seepage pit appears to be partially filled with effluent.

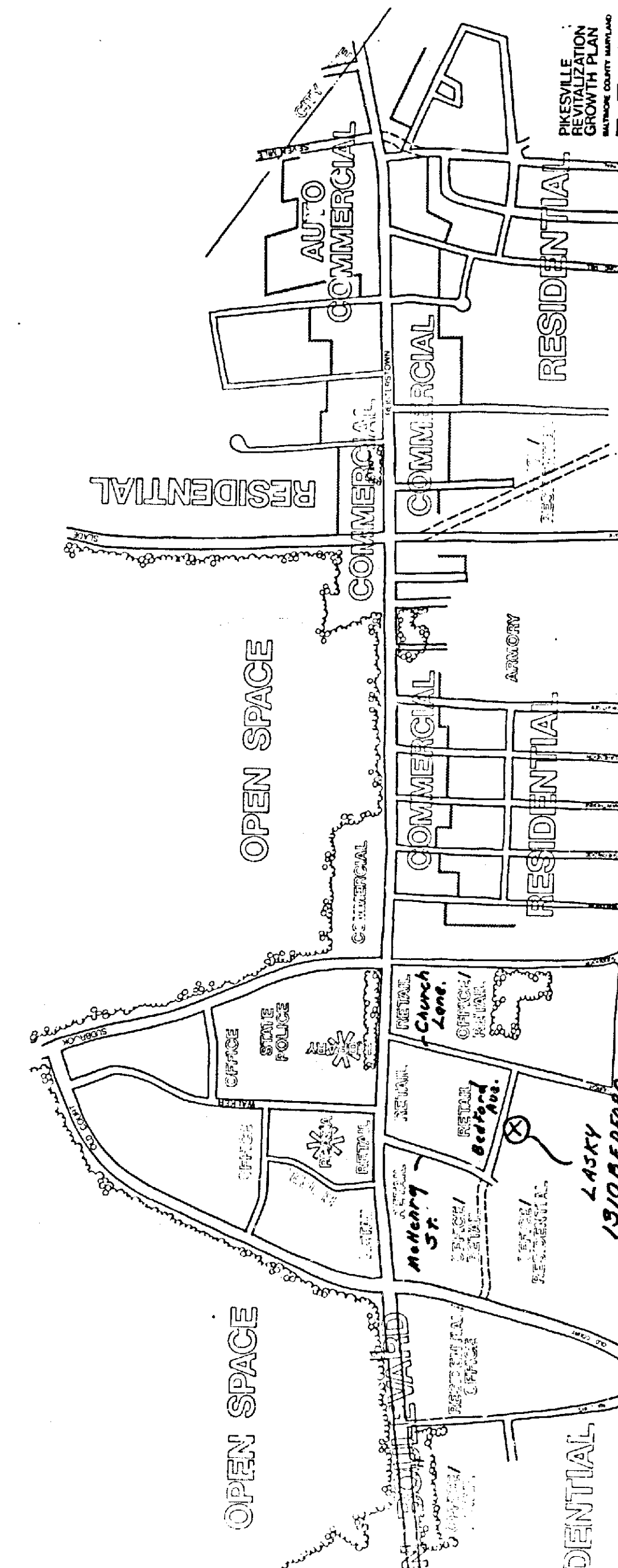
The property can be served by public water and sewer as evidenced by the security deposit posted for the project to guarantee construction of public water and sewer under IDCA special exception 78-67X.

A change of occupancy permit will not be approved by this department until the property has been connected to metropolitan water and sewer and the existing well and sewage disposal system properly abandoned and backfilled.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRF/rth



February 23, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #166 Zoning Advisory Committee Meeting, February 20, 1979 are as follows:

Property Owner: Michael W. Lasky
Location: W/S Bedford Ave. 266' N Church Lane
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-67-X)

Acres: 1.00
District: 3rd

The items checked below are applicable:

- XI. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and Age and other applicable codes.
- B. A building permit shall be required before construction can begin.
- XI. Additional permits shall be required.
- XD. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- XP. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- XS. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- XI. Comment: Garage will be in violation when change of occupancy is issued. See Item "C", see also Section 105.2, show handicapped access to building, parking, etc.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj

April 4, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Zoning Comments

Dear Mr. DiNenna:

The Department of Traffic Engineering has no comments on Items 166 and 167 of the Zoning Advisory Committee Meeting of February 20, 1979.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd